

**TOWN OF ROCKY HILL  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING OF SEPTEMBER 9, 2014**

**1. CALL TO ORDER**

Chairwoman Marti Stiglich called the September 9, 2014 Economic Development Commission meeting to order at 6:03 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT.

Those in attendance: Vice Chairman Mark Walworth, Commissioner Christopher Duff (Entered at 6:05 p.m.), Commissioner Sharon Mounds and Commissioner John Roderick. Also present was: Ray Carpentino (Economic Development Director).

The Pledge of Allegiance was recited.

The Roll Call was done at this point.

**2. APPROVAL OF MINUTES & WORKING NOTES**

**Commissioner John Roderick made a motion to approve the Minutes and Working Notes of the August 12, 2014 meeting of the Economic Development Commission. The motion was seconded by Vice Chairman Mark Walworth and adopted unanimously by those present. (Commissioner Christopher Duff was absent at this point.)**

**3. ROCKY HILL CHAMBER OF COMMERCE UPDATE/BUSINESS INTRODUCTIONS**

Christina Palmer, Executive Director of the Rocky Hill Chamber of Commerce, said that the Rocky Hill Chamber of Commerce has a program currently for all local residents and businesses that they can take part in. This is called Shop the Rock and this is to help build the local economy.

The Taste of Rocky Hill will be held on October 7, 2014 at Casa Mia from 5:00 p.m. to 8:00 p.m. Christina Palmer said a lot of people have been anticipating that.

Women of the Workforce are requesting more involvement from women entrepreneurs. These meetings are held every second Tuesday of the month at the Operational Center for Nutmeg State Federal Credit Union, which is at 520 Cromwell Avenue, R.H.

The Rocky Hill Chamber of Commerce is helping Annie's Pet Spa by doing another pet parade. This will be held at Alterra with a date to be determined. Christina Palmer said that they are thinking this will be held the first week in November.

Christina Palmer introduced Mary Thielke, who is the President of the Rocky Hill Chamber of Commerce. Mary Thielke is also the owner of Bella Flora, which is at 412 Cromwell Avenue, R.H. She said that she had the pleasure this evening of introducing one of the members of the Rocky Hill Chamber of Commerce. She introduced Glenn Fuge. Glenn Fuge said he is the owner and operator of Education and Intervention Services, which is based in Rocky Hill. He is a certified substance abuse counselor and a certified DUI instructor, as well as he is certified as a service provider for DCF. He is also a person who is in recovery. His business tries to provide education to families on an earlier basis because there is a lot of misinformation that is out there with regards to substance abuse. He believes that substance abuse is much more of a problem than a lot of people want to acknowledge. His business does individual counseling, family educational groups and interventions. The calls are confidential. He mentioned that the Rocky Hill Chamber of Commerce has been very helpful and supportive in getting him established. He told the Commission that he would be happy to provide his contact information to all of them. He thanked them for giving him the opportunity to introduce himself and for letting him tell them what he does with his business. He told the Commission that he would be happy to answer any questions they might have.

Ray Carpentino asked Glenn Fuge where his business is located. Glenn Fuge said his business is located in Rocky Hill and the mailing address for it is P.O. Box 381. He goes to people's homes and he said that he doesn't work out of an office. He mentioned that people tend to be a lot more relaxed in their own environment and he tries to make it as easy as possible for people to get to their substance abuse issues.

Vice Chairman Mark Walworth asked Glenn Fuge for his company name again. Glenn Fuge mentioned it again.

Commissioner Sharon Mounds asked Glenn Fuge how long he has been in Rocky Hill. Glenn Fuge said he is originally from Rocky Hill and he has had his company for ten years approximately. He has worked in treatment centers for approximately twelve years and he has been certified since 2003. He sees that a lot of the treatment centers are underfunded and they aren't able to provide a lot of the services or a lot of individual help. The treatment centers usually aren't able to provide education for families. Someone might go into treatment for help but the families don't know any more about addiction when someone they love gets out of the treatment compared to when they went in it. He explained that it is pretty easy for alcoholics and addicts to "snowball their way" through people. He mentioned that he had done that himself for approximately twenty-five years but he was fortunate enough to turn things around and he has been in recovery for approximately eighteen and a half years. The Commission congratulated Glenn Fuge and he said thank you. Chairwoman Marti Stiglich thanked Glenn Fuge very much. Glenn Fuge thanked the Commission for their time and he said that he appreciated it.

**4. PUBLIC COMMENT**

Chairwoman Marti Stiglich asked if there was anyone from the public who wished to say something at this time and there was no one who wished to.

**5. DISCUSSION/ACTION:**

**a. Ames redevelopment status**

Chairwoman Marti Stiglich said that she understood that the closing date for this was either for today or for tomorrow. Ray Carpentino said he hadn't been contacted today so he is hoping that this will be tomorrow. In the meantime, he has two realtors who have expressed interest. These realtors have clients who would be willing to partner with the new owner of Ames to redevelop that site. He said that they will see how that works out. Chairwoman Marti Stiglich said okay and she asked if they are local. Ray Carpentino said no. Commissioner Sharon Mounds asked if they are in the State. Ray Carpentino said yes.

**b. Business Visitation Program**

Chairwoman Marti Stiglich said they had visited the Sheraton Hotel this past month. They met the new General Manager and this person had actually spent approximately seven years being the General Manager of the Marriott Residence Inn on Rte. 3. Chairwoman Marti Stiglich said the General Manager gave them a tour of the Sheraton Hotel and she showed them all of the wonderful things that are being done there (i.e. the quiet rooms and special rooms, etc.). Ray Carpentino said that \$8,000,000 worth of improvements have been done there so far and he thinks that they will continue on by doing the courtyard also. Chairwoman Marti Stiglich said they will also be doing the conference rooms.

Chairwoman Marti Stiglich said it was a very good visit and the General Manager is very familiar with Rocky Hill. The General Manager is from Cromwell. Chairwoman Marti Stiglich said the visit had been a delightful one. Sixty-eight people are employed at the Sheraton Hotel. Ray Carpentino said that ninety-five people are employed there. Ten of these people are part time employees and eighty-five of these people are full time employees. Chairwoman Marti Stiglich said that she found it very interesting that the General Manager is looking to partner with different things and she said that they were able to point the General Manager in the right direction for a couple of things. The General Manager is very happy here and she has always liked Rocky Hill. She likes the services that are provided and doesn't seem to have any issues or problems.

Chairwoman Marti Stiglich said that she would like to see a few more visitations by the end of this month. She asked how many visitations had been done because she had no idea. Ray Carpentino said that ten visitations had been done. Chairwoman Marti Stiglich said that this has been a broad spectrum of businesses and that is what they are looking for.

**c. Plan of Conservation & Development – Status Update/Proposal Discussion**

Ray Carpentino told this Commission that they had received a Press Release with regards to a public hearing for the Plan of Conservation & Development update. He thinks this will be a critical meeting on September 23, 2014 at Griswold Middle School. He had forwarded this press release to the Rocky Hill Chamber of Commerce and they had forwarded this to all of their members. He also forwarded this to a lot of commercial realtors and some developers who he works with. He thinks it is critical that they show a balance of residential development and commercial development, etc. He said this needs to be done so he asked the members of this Commission to make this meeting if they could. Chairwoman Marti Stiglich said this is marked down on her calendar.

Commissioner Christopher Duff said he didn't know if any of this Commission's members had a chance to attend the presentation that had been done about this for the Planning and Zoning Commission but he said that it sounds like the presentation that will be done at the September 23, 2014 meeting will be very collaborative, as well as interactive, between the Town Staff and the people of Rocky Hill. There will be discussion and breakout groups. He said that they will want to really get it across that this will be a time for Rocky Hill people's voices to be heard. He said this hopefully will bring in some people who "may be on the fence" as far as whether they want to go to this or not. It really does sound like this will be worth it he said and their voice will have a chance to be heard. Chairwoman Marti Stiglich said that she and Vice Chairman Mark Walworth had attended the presentation that had been made at the Planning and Zoning Commission meeting. Chairwoman Marti Stiglich said it was very interesting but she said that she couldn't stay for the whole thing because she had another commitment.

Ray Carpentino referred to a memo that he thought he had e-mailed to this Commission telling them that he was going to give this to Kim Ricci (Town Planner) for the first meeting with regards to the Plan of Conservation & Development back in August. (Please see the First Attachment.) Ray Carpentino said that he never did that though. He told the Commissioners that he thought they should probably look at this first. Chairwoman Marti Stiglich said okay. Ray Carpentino told this Commission that he had mentioned this memo to them a few times in the past. About one and a half years ago, the former Economic Development Commission had a discussion about them approaching the Planning and Zoning Commission to recommend that they modify the Zoning Regulations. This is particularly for the Business Park Zone and the Office Park Zone. No manufacturing is allowed in the Office Park Zone. There can only be manufacturing in the Business Park Zone but the availability of properties there is very limited. He said that this memo would be to introduce some limited type of manufacturing in the Office Park Zone and to have a new zone introduced. This would maybe be a Business Park II Zone, which would require a larger lot in the current Business Park Zone. This is currently a half acre or 20,000 square feet. He explained that this is good for some of the current manufacturing areas because those are small contractor yards and this is good for the Dividend Road area. There are a lot of requests for larger lots and for 20,000 square foot buildings. He mentioned that maybe they can restrict these areas to not allow a typical smaller contractor's yard or warehouses but for these areas to be more for manufacturing facilities. He has had to turn four manufacturers away who are looking for space in Rocky Hill because they have no areas that are zoned appropriately for this. He said that this hopefully won't be five manufacturers. Chairwoman Marti Stiglich

referred to an article that was given to them in their packets about manufacturing. She said this just reemphasized the discussion they had last month that had to do with the changing face of manufacturing. She mentioned that this is no longer the manufacturing that she thought of as a younger person in her life. She referred to the couple of manufacturers that they went to in Rocky Hill and how everything is all automated. This isn't the kind of manufacturing that she envisions in terms of visiting manufacturing plants. She thought that this article is an excellent one. Chairwoman Marti Stiglich suggested to Ray Carpentino with regards to any articles that have to do with manufacturing that perhaps he can send those to Kim Ricci for inclusion in the Planning and Zoning Commission packets.

Chairwoman Marti Stiglich referred back to the memo and she asked Ray Carpentino if it would help at all if the Economic Development Commission made a recommendation. Ray Carpentino said that he thought it would have been okay to look for a zone change or modification earlier last year but he thinks that they need to get this recommendation for the idea behind this into the Plan of Conservation and Development so that the Zoning Regulations can then be modified. Chairwoman Marti Stiglich asked if Kim Ricci is the coordinator. Ray Carpentino said that Kim Ricci, the Planning and Zoning Commission, and Planimetrics are.

Commissioner Sharon Mounds asked if the Planning and Zoning Commission has seen this. Ray Carpentino said that he has not given this memo to Kim Ricci yet but he referred something to her over one year ago under the old Economic Development Commission, which they didn't follow up on. Commissioner Sharon Mounds asked if this will be a surprise to the Planning and Zoning Commission. Ray Carpentino said this might or might not be but it won't be a surprise to Kim Ricci because they have been talking about this pretty frequently. Ray Carpentino said that he is going to modify this as a recommendation for being included in the Plan of Conservation and Development. He said this way, there will be a reason behind this if the Planning and Zoning Commission decides to change the Regulations to help promote some of this. The implementation of the Plan of Conservation and Development is done through Subdivision Regulations and through Zoning Regulations.

Chairwoman Marti Stiglich said that she particularly likes the area with regards to special permit and she explained that there seems to be enough "meat" in the current Regulation to prevent smokestacks from appearing in Rocky Hill. Ray Carpentino said that this is the whole idea behind a special permit. Chairwoman Marti Stiglich asked if this will go out to Kim Ricci within the next couple of days. Ray Carpentino said that he will probably get this to her tomorrow morning. Chairwoman Marti Stiglich said thank you and she said that is fine.

Vice Chairman Mark Walworth asked Ray Carpentino if anything is needed from the Economic Development Commission along these lines. Ray Carpentino said that it wouldn't hurt if they maybe had a quick motion made to have this forwarded on. Chairwoman Marti Stiglich asked if that would be to Kim Ricci. Ray Carpentino said it would be to Kim Ricci to have this considered for the Plan of Conservation and Development. Chairwoman Marti Stiglich said fine.

Commissioner Sharon Mounds asked if the Town Manager has seen this and if the Town Manager agrees with it. Ray Carpentino said no. Commissioner Sharon Mounds asked Ray Carpentino if this is just created out of the Economic Development Commission and not as a

Staff assignment from the Town Manager. Ray Carpentino said it isn't a Staff assignment. Commissioner Sharon Mounds said that she just wanted clarification and she said thank you.

Chairwoman Marti Stiglich asked for a motion.

**Vice Chairman Mark Walworth made a motion that the Economic Development Commission endorse & forward to the Planning & Zoning Commission under Chairwoman Marti Stiglich's signature, for discussion and inclusion in the update of the Plan of Conservation & Development, the proposal put forth by Ray Carpentino, in his memo dated 8/26/14, to recommend modifying the OP and BP zoning regulations to allow manufacturing uses in the OP zone and to create a new BP II. The motion was seconded by Commissioner John Roderick and adopted unanimously.**

Before this motion was voted on, Commissioner Sharon Mounds asked if the memo will read if it is coming from the Economic Development Commission or if it is coming from the Economic Development Director for the Town Manager. Ray Carpentino said that this will come from the Economic Development Commission. Vice Chairman Mark Walworth told Commissioner Sharon Mounds that the Economic Development Commission will be endorsing Ray Carpentino's recommendations. Commissioner Sharon Mounds told Vice Chairman Mark Walworth that she understands that and she explained some more. Ray Carpentino said that he will refer the memo to the Planning and Zoning Commission from the Economic Development Commission but he will have this sent to Kim Ricci. Chairwoman Marti Stiglich said that Kim Ricci puts the items on the agendas and she said that is fine. Commissioner Sharon Mounds asked if the memo will be coming from Chairwoman Marti Stiglich to the Chairperson of the Planning and Zoning Commission. Ray Carpentino said yes.

Chairwoman Marti Stiglich asked the Commissioners if they were ready to vote on the motion and they were.

At this point, the motion was voted on.

#### **d. Municipal Solar Energy Project Update**

Ray Carpentino said that they have received five proposals for this. Chairwoman Marti Stiglich said that amount is up from their last meeting because she thought that three proposals had been received and she said this is great. Ray Carpentino said it will be recommended to the Town Council on Monday evening that they have a Review Committee formed that will work with him, the consultant and the Town Attorney to review the proposals and to recommend a developer. Chairwoman Marti Stiglich asked Ray Carpentino for the viewing public, if the area for this will be fifty-five acres. Ray Carpentino said this will be sixty-two acres that Rocky Hill owns that is off of Dividend Road and Bellamose Avenue. This is where the old gravel pit was. A RFP was put out to have that site developed into a solar farm that will be up to 9 Megawatts. The land will be leased. The developer will develop and own the project. The Town will receive the lease payment and he explained some more. Chairwoman Marti Stiglich said great.

Commissioner Christopher Duff told Ray Carpentino that he had mentioned at this Commission's last meeting that this is complicated because some of the Solar Regulations haven't been finalized yet. Commissioner Christopher Duff said that he knows the different State programs are in flux a lot. He asked if they are waiting for some sort of regulatory deadline before they are talking about "shovels in the ground". Ray Carpentino said they won't be waiting to have the RFP issued to a developer but they will have to wait. As far as the benefits, everything will depend on what will happen at the State level. This is more of a lottery type of pool. The developers will have to apply in order to receive these credits and they will need this project in order to apply. Commissioner Christopher Duff confirmed that the credit is what will make this cost effective. Ray Carpentino said this probably couldn't happen without the State and federal benefits. Commissioner Christopher Duff asked what timeframe they are looking for and he asked if this is something that the Town will try to keep maybe pushing at with other projects if they don't get this this go around. Ray Carpentino said they will get this this go around because they are working with a consultant who is up on the Regulations, etc. He believes that the cutoff date for these projects will be in July 2016. Commissioner Christopher Duff said that this will be a line item for a while and Chairwoman Marti Stiglich said absolutely. Commissioner John Roderick said it is good to know that they roughly have two years. Ray Carpentino said that he is hoping to issue the proposal within the next couple of months. Commissioner John Roderick said that would be great. Ray Carpentino said they would then work on the Power Purchase Agreement.

Chairwoman Marti Stiglich asked if there is any word with regards to the adjoining Russo property being a part of this or that it could be a part of it. Ray Carpentino said the RFP specified that the Russo property is available. He mentioned that this was left open to allow the developer to incorporate as little or as much as they want to. Chairwoman Marti Stiglich said that would settle an eyesore. Ray Carpentino said some have indicated that that would be a potential site for them to keep adding onto the 9 Megawatts of power. Commissioner John Roderick agreed and said as long as that is viable.

Vice Chairman Mark Walworth asked if this will be part of the Plan of Conservation and Development. Chairwoman Marti Stiglich and Ray Carpentino said no. Ray Carpentino said the Plan of Conservation and Development is just a plan. Vice Chairman Mark Walworth said he understood that but he said that they are planning on possibly expanding having less of a reliance on hydrocarbon. Ray Carpentino said that he imagines that would be part of the Plan of Conservation and Development anyway. Commissioner Christopher Duff said that is one of the points of emphasis. There has been some difficulty in getting the Plan of Conservation and Development up on the Town website but there are now some points of emphasis from the Plan of Conservation and Development that are available. One of the focuses is on efficiency measures, etc. He explained some more.

Chairwoman Marti Stiglich asked the Commissioners if they had any other questions about this and they didn't.

**e. Town Center West Redevelopment Project Status Update**

Chairwoman Marti Stiglich said she understands that the developer has bought this property.

Ray Carpentino said the developer has closed on this finally. The developer has received a letter from the Department of Transportation about how their approval is pending and this was needed in order for the property to be closed on. He thinks that the developer was out at the site yesterday morning tacking different signs up. The occupancy of this will be in the fall of 2015. Chairwoman Marti Stiglich said that is interesting.

Chairwoman Marti Stiglich asked the Commissioners if they had any questions. Commissioner John Roderick said that he had been having a discussion with someone a few weeks ago. Commissioner John Roderick wanted some clarification on River's Edge and on Town Center West. He asked Ray Carpentino if Town Center West was the one where he was going back to try to clarify some of the zoning for that or if that was for River's Edge so that there could be shops, apartments and maybe some small manufacturing there too. He asked which site was in question for development with regards to having a residential area and business area. Ray Carpentino thinks that this was Town Center West. Commissioner John Roderick said that he had thought that as well. Ray Carpentino said that Town Center West had been approved one year ago and they came back approximately two months ago after modifying their plan to incorporate residential. Commissioner John Roderick told Ray Carpentino that he just wanted to clarify this because he knew that he had mentioned this at one of this Commission's previous meetings. Commissioner John Roderick asked Ray Carpentino if there isn't going to be any residential at River's Edge. Ray Carpentino said there will be seventy-seven condominium units at River's Edge plus 9,000 square feet of office, retail and restaurant. Commissioner John Roderick said that both River's Edge and Town Center West are kind of doing a similar development plan. Ray Carpentino said both will be mixed use. Commissioner John Roderick said excellent. Ray Carpentino gave more details about River's Edge. Chairwoman Marti Stiglich referred to Town Center West and she said that her understanding with regards to the original plan that had been submitted for that is that the marsh that is on that site will be converted into a pond that will have seating, etc. Ray Carpentino said there will be walkways that will be bicycle and pedestrian friendly. Chairwoman Marti Stiglich said that anybody will be able to go there to partake of those activities.

#### **f. River's Edge (Foundry) Development Project Update**

Chairwoman Marti Stiglich said they had just spoken about this and she asked the Commissioners if they had any questions. Ray Carpentino said he had just spoken to the Attorney for this last week. Some of the selective clearing has been started along the Connecticut River. They are in the process of doing the Phase III Environmental Plan and a Remedial Action Plan will also have to be done. It will take approximately ten more weeks to develop both of those plans. This will be for cleaning up whatever contamination is on the site. Chairwoman Marti Stiglich asked if they know of any contamination that is there. Ray Carpentino said yes. Commissioner Sharon Mounds said the towers are there. Ray Carpentino said that those aren't contaminated. The Department of Energy and Environmental Protection (DEEP) had wanted to test those for asbestos so some testing was done up to a ten foot level on the towers. They will probably have to have some additional testing done a little bit higher up. He mentioned that the contamination would be in the ground. They provided a Phase I, Phase II and Phase III for environmental assessments and Phase III is being redone. In order to start a cleanup after Phase III, a Remedial Action Plan has to be done and that has to be approved by the



State. That is being worked on now. Commissioner Sharon Mounds asked if the towers are in a part of that plan. Ray Carpentino said the towers will be coming down and Commissioner Sharon Mounds asked him if he has any idea as to when those will be coming down. Ray Carpentino said no. Commissioner Sharon Mounds said that this can't be before the plan is approved. Ray Carpentino said that all of the environmental assessments need to be done first and they need to know where things are so that they can take those out or work around them, etc. He thinks that the towers are in Phase IV, which will be the final phase of the development. Chairwoman Marti Stiglich asked if testing will be done to make sure that there will be no asbestos cloud. Ray Carpentino said from what he has read with regards to the environmental testing that there is no asbestos but he said they never know. Chairwoman Marti Stiglich referred to the construction at Rocky Hill High School and she mentioned how it was discovered that the window putty had asbestos in it. She knows this because she is on the Board of Health (for Central Connecticut Health District). Commissioner Sharon Mounds said it isn't asbestos and Ray Carpentino said there are other things.

Commissioner Christopher Duff said the ground water is being tested because there used to be an oil company on that site. Commissioner John Roderick said there are procedures that have to be followed to mitigate any sort of byproduct getting into the water or into the air as they are going through their cleanup process as well. This is really well regulated. Chairwoman Marti Stiglich said the approval of the Board of Health is needed eventually to make sure that whoever is hired to do this will do it right. She found that to be very interesting. Ray Carpentino said that they have to be LEPs (Licensed Environmental Professionals). Commissioner Christopher Duff said they are trying to make a premium development. Chairwoman Marti Stiglich referred to the big smoke stacks. Her concern is if there is asbestos in them when they are brought down and an asbestos cloud is created. Ray Carpentino said everything is gone, except for the oil company and the concrete storage towers. Chairwoman Marti Stiglich said that she felt better. Commissioner Christopher Duff said there was talk as to the way the towers are going to be brought down. This will be controlled and it won't be like a demolition. Chairwoman Marti Stiglich said the State will be bringing these down but this could still create a cloud.

**g. 2015 Small Town Economic Assistance Program (STEAP) Grant Round  
Project Reviews**

Ray Carpentino asked the members of this Commission if they had a memo in their packets with regards to this. Chairwoman Marti Stiglich said they didn't have it. Ray Carpentino gave each of them a copy of this. (Please see the Second Attachment.) The State had announced in the beginning or the middle of August that they would be opening up the 2015 round for the STEAP Grant. The application for this will be due on November 28, 2014. He told this Commission that they knew that Rocky Hill had just received the 2014 approval for McVicar Field. He mentioned that he had met with the Economic Development Subcommittee last night and he gave them this memo, which explains what type of projects the STEAP funds will fund. He had suggested a list of projects to them that they might want to forward to the Town Council for consideration. These projects include the continuing of the funding for the components of Phase II of the Silas Deane Highway Streetscape, which had been started in 2005 or the continuing of the Silas Deane Highway Façade Improvement Program. The Silas Deane Highway Façade Improvement Program has had twenty-two renderings done for that and fourteen facades. No

money is left for that and he said that he has six businesses that have been trying to get some money from the Town over the past two years. He mentioned that maybe the Façade Program can be expanded to the New Britain Avenue and Cromwell Avenue businesses if they have enough money.

Another potential project would be the providing of a new generator for the Police Station and the Emergency Operations Center. The State FEMA recommends the replacing of a generator that is twenty years old or older because they become obsolete at that point. That project would cost approximately \$250,000. A number of other projects are also listed in the Capital Improvement Program of the budget.

Ray Carpentino said that this had been talked about at the Economic Development Subcommittee level and they will bring this to the Town Council. Chairwoman Marti Stiglich said fine. She asked if there wouldn't be anything in there for their Wayfarer Signage. Ray Carpentino said that he supposes there could be but he said that they still have to do the survey. Chairwoman Marti Stiglich asked for this to be added to the earlier goal.

Commissioner Sharon Mounds asked Ray Carpentino if there might not be some funding for the generator for the Police Station and the Emergency Operations Center at what used to be called the State Department of Public Safety. She said that she forgot what that is called now. Ray Carpentino said that is called Homeland Security. He mentioned how he had applied this past winter for a grant for a generator and they didn't get it. Commissioner Sharon Mounds confirmed that the Town had been denied for that and that it isn't that funding isn't provided for that. Ray Carpentino said funding is provided for that and Rocky Hill had been denied that. He said there might be funding and another source for this in the future. Commissioner Sharon Mounds asked Ray Carpentino if he could reapply there and she asked if this was just a matter of Rocky Hill not being part of that funding round. Ray Carpentino said he had submitted the application and there was only limited funding. He thinks only twenty projects or so were done. He has the information for this so this can be submitted again the next time this comes around. Chairwoman Marti Stiglich said they have to wait for them to tell them that they can submit the application. Ray Carpentino said that there will be an announcement.

Vice Chairman Mark Walworth asked if the east side of Rocky Hill is all set with regards to sidewalks, especially going down Glastonbury Avenue. Ray Carpentino said it would be great if they could get sidewalks for Glastonbury Avenue. That road is narrow and the right-of-way is just about as narrow. There would be a lot of easement and right-of-way issues. Other projects were funded in 2014 that included sidewalks, as well as additions to Town Halls and Senior Centers. He said it seems like they are all over the place with regards to what they will fund. Commissioner Sharon Mounds referred to Glastonbury Avenue and she asked if there hadn't been a question years ago with regards to the widening of that because of the traffic, especially with the boats and trailers. Ray Carpentino said there was. Commissioner Sharon Mounds said that has always been a concern. Chairwoman Marti Stiglich said that is always an issue. Ray Carpentino said that is a State Highway.

**h. Business Assistance Efforts**

Ray Carpentino said he has been contacted by two breweries who want to locate to Rocky Hill. This is kind of a difficult use to place if Towns don't have the proper zoning because the breweries like to have the manufacturing part where they make the beer and they also need to have a tap room where people come for tastings. He mentioned again how there are very few areas in Rocky Hill for manufacturing. He has forwarded some sites to these breweries for consideration but he said these are probably pretty marginal. A little more public parking is needed for the tap room than what would be needed normally just for the manufacturing of the product. Commissioner John Roderick mentioned the locations by Inwood Road maybe for this. Ray Carpentino agreed and said maybe even part of Brook Street. There is also the possibility of a couple of areas on Bellamose Avenue. Chairwoman Marti Stiglich said Rocky Hill is actually a very well located Town if they just had more suitable land. Ray Carpentino said that Rocky Hill has a lot of water and that is very important.

Chairwoman Marti Stiglich asked Ray Carpentino if there was anything else. Ray Carpentino said there will be a new property coming on board tomorrow or maybe early next week. This will potentially be a manufacturing site but he couldn't say what this is yet.

Ray Carpentino said that he is still working with a local manufacturer, who has been in Rocky Hill for a few decades and who is a manufacturer of high tech products, as well as high wage jobs. This manufacturer needs to expand drastically and he wants to stay in this Town. He said that he has forwarded one property to the manufacturer that is not listed as being for sale but that is a little bit too small now. The manufacturer needs to build a 40,000 square foot building that will be expandable so they might be looking for six acres of land now. Commissioner Sharon Mounds asked if the Ames property isn't good for them. Ray Carpentino said that property is zoned as commercial and retail. This would be for manufacturing. Vice Chairman Mark Walworth asked Ray Carpentino if the property that he is referring to is zoned for this. Ray Carpentino said it is but he doesn't know if that property is going to be appropriate, etc. Commissioner Sharon Mounds asked Ray Carpentino how many square feet are needed. Ray Carpentino thinks that the manufacturer wants to build a building that is 40,000 square feet and expandable. He thinks that they will need five or six acres.

Chairwoman Marti Stiglich referred to a site that they had visited recently and she thinks that is on the same road or one road over from the property being referred to. She said there are five acres on the side that is totally developed and she asked if that would work. Ray Carpentino said there are only three and a half acres there. He mentioned that he is working with a few other realtors who have a client or two in the Hartford area possibly. Chairwoman Marti Stiglich asked Ray Carpentino to keep them current on this.

**6. CORRESPONDENCE/DISCUSSION**

Chairwoman Marti Stiglich asked Ray Carpentino if there was any correspondence. Ray Carpentino passed out a copy of an inventory of available properties in Rocky Hill to the members of this Commission. (Please see the Third Attachment.) He said that the Assessor's Office had e-mailed all of the properties to him. The retail also includes restaurants and personal

services. This inventory has three pages of retail properties. There are three pages of office properties and there are two pages of industrial-flex properties. This inventory is for every commercial property in Town. This has the owners' names, street numbers and names, as well as the use of the property on it. There is also the gfla (gross floor area) listed on this. He then referred to the column on the inventory that has the available square feet and he explained more about that.

Ray Carpentino said there is a total of 1,823,295 square feet of retail and approximately 173,501 square feet of retail is available, which is approximately 6.86%. He explained that he did the same thing for the office properties and for the industrial-flex ones.

Chairwoman Marti Stiglich asked Ray Carpentino if he had shared this with the Economic Development Subcommittee and he said that he had passed this out to them last night. The Economic Development Subcommittee had been looking for this in a spreadsheet form.

Vice Chairman Mark Walworth referred to 273 Meadow Road, which is in red on the inventory in the industrial-flex section. Ray Carpentino said there was no reason for this and he said this probably was where he had stopped so he had bookmarked this for when he was going to go back to it the next day. Vice Chairman Mark Walworth said that made sense.

Commissioner Sharon Mounds asked if this is for every business in Town. Ray Carpentino said this is for every commercial property that the Assessor has. Commissioner Sharon Mounds asked if there are renters who are renting businesses. Ray Carpentino said that he has the property owners listed but not the actual businesses yet. Commissioner Sharon Mounds gave an example of her owning a particular building and she has five businesses renting from her. She asked if they would be anywhere on this report. Ray Carpentino said this would be included in the gfla. Commissioner Christopher Duff said the gfla isn't differentiated by who is occupying those spaces. Ray Carpentino said it isn't yet. Commissioner John Roderick said this is just an aggregate. Ray Carpentino told Commissioner Sharon Mounds that her five tenants would incorporate the entire gfla. Commissioner Sharon Mounds asked if there is no indicator of them having tenants. Commissioner John Roderick said this isn't outlining Business A, Business B, Business C and Business D, for example. Ray Carpentino said that would be in the business inventory listing that is on the webpage. He explained that these will be merged someday. Commissioner Sharon Mounds confirmed with Ray Carpentino that he had gotten this data from the Assessor's Office. Ray Carpentino said he got the listing of the businesses from the Assessor's Office and he added the available property from his tracking of the commercial listings.

Chairwoman Marti Stiglich asked the Commissioners if they had any other questions. Commissioner Christopher Duff referred back to the proposal and he said it was mentioned that they are recommending the prohibiting of a few different lines of business (i.e. contractor yards, lumber yards and transportation facilities). He said that he didn't know if the transportation facilities would be bus depots and he said projecting out that they don't know what type of multi-modal type of transportation might be desirable. He mentioned charging stations or bus stops, etc. and he asked Ray Carpentino if he could talk a little bit about what type of transportation facilities they would be prohibiting. Ray Carpentino said this isn't clarified because he had just

used the existing zoning classification. It states transportation facilities in their Zoning Regulations and he told Commissioner Christopher Duff that he had a good point. Commissioner Christopher Duff guesses that the Board would have to decide about this if a project is proposed. Ray Carpentino told Commissioner Christopher Duff that he was right and he doesn't think that an electric vehicle charging station would be a bad thing. Commissioner John Roderick asked if that would even be classified as a transportation facility. He thinks of a bus warehouse, a bus terminal or a taxi cab business, etc. when he thinks of a transportation facility. Commissioner Christopher Duff thinks there is a difference between where they have a desire between different forms of mass transit or if the development is really big and a cab depot, etc. Commissioner John Roderick said exactly or he said even a localized station for charging electric vehicles would be interesting. Commissioner Christopher Duff mentioned having a bus stop with a corner store and a couple of shops. This would be different from having multiple Greyhound buses, etc. that are leaving. Commissioner John Roderick said the last thing they need would be cabs "zipping around" Town. Commissioner Sharon Mounds said Rocky Hill has a population that could use some local transportation. This would be for people who can't drive and she explained some more. Commissioner John Roderick said that a small bus service, some sort of a driving service or a small van service might not be bad. He was thinking more of a massive fleet of taxi cabs that would be going through Rocky Hill and these might be people who aren't as observant of traffic laws as other people might be who are driving. He told them that they would just have to go over a couple of Towns and they will see what he is talking about. Commissioner Sharon Mounds asked Commissioner John Roderick what Town he was talking about because she doesn't see a massive fleet in the City of Hartford. Commissioner John Roderick said this is just a personal opinion and he doesn't like some of the taxi cabs. He likes Rocky Hill the way it is.

Chairwoman Marti Stiglich asked the Commissioners if they had any other questions and they had none.

## **7. ADJOURN**

**Commissioner Christopher Duff made a motion to adjourn the meeting at 6:56 p.m. The motion was seconded by Commissioner John Roderick and adopted unanimously.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary